



## PLANNING COMMISSION MEMO

**TO:** Fayetteville Planning Commission

**FROM:** Andrew Garner, City Planning Director  
Chris Brown, City Engineer

**MEETING:** March 12, 2018

**SUBJECT:** **ADM 18-6098: ROLLING HILLS DR./SKILLERN RD. CORRIDOR MASTER STREET PLAN AMENDMENT, 252-253):** Submitted by the DEVELOPMENT SERVICES DEPARTMENT to amend the Master Street Plan classification of the Rolling Hills Drive/Skillern Road corridor.

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### RECOMMENDATION:

Staff recommends forwarding **ADM 18-6098** to the City Council.

### BACKGROUND:

The subject property is a 2.5-mile east-west street corridor between Oakland Zion Road in the Planning Area and College Avenue in the core of Fayetteville. The corridor follows the existing alignment of Skillern Road and Rolling Hills Drive, including an unbuilt section through wooded land south of Butterfield Elementary School. The Master Street Plan designates this corridor as a Principal Arterial. After discussing development potential in the area with property owners, it was discussed that a Principal Arterial is excessive and that a two-lane Collector will adequately accommodate desired connectivity in the future.

### PROPOSED MASTER STREET PLAN AMENDMENT

Staff proposes to downgrade the Rolling Hills Drive/Skillern Road Principal Arterial corridor to a Collector. The amendment would also result in a slight shift in the future road alignment near Oak Bailey Drive for traffic calming and to reduce undeveloped land disturbance. An exhibit showing the extent of the amendment and the road alignment is attached.

### STAFF RECOMMENDATION

Staff recommends the amendment finding that while east-west connectivity is needed in this region of the City and the Planning Area, it is not necessary for Rolling Hills or Skillern Road be classified as an arterial. Collector Street connectivity between College Avenue, Crossover Road, and Oakland Zion Road will be adequate for traffic flow and safety. The recommendation is based on the long-term public safety and quality life improvements gained by maintaining a smaller, well connected street network. The context of the existing developed two-lane street corridor can adequately accommodate traffic flow. Much of this corridor is largely developed in the immediate vicinity and road widening is not desired or necessary. The proximity of other east-west Collector Streets including Old Wire Road, Township Street, and Joyce Boulevard, in combination with the subject corridor, will provide vehicular and pedestrian connectivity needed to accommodate future

growth. The Citywide Mobility Plan recently completed by transportation consultants, Nelson Nygaard confirms this recommendation. Chapter 5 of the Mobility Plan is attached and includes a brief analysis of the benefits of the Rolling Hills connection.

## **PUBLIC DISCUSSION**

Staff has held two public meetings to discuss the Master Street Plan classification: one in fall 2017 and one in winter 2018. The meetings focused on the unbuilt Rolling Hills portion of the corridor. There have been numerous public comments concerned with traffic speeds, pedestrian safety, and cut-through traffic. Many residents in the area request Rolling Hills and the unbuilt connection be removed off the Master Street Plan. A copy of written public comment has been attached to this report.

**RECOMMENDATION:** Staff recommends forwarding ADM 18-6098 to the City Council.

**RECOMMENDED MOTION:** *"I move to forward ADM 18-6098 to the City Council as recommended by staff."*

**Planning Commission Action:**      ☐ Denied                      ☐ Tabled                      ☐ Approved

**Meeting Date:** March 12, 2018

**Motion:**

**Second:**

**Vote:**

## **BUDGET/STAFF IMPACT:**

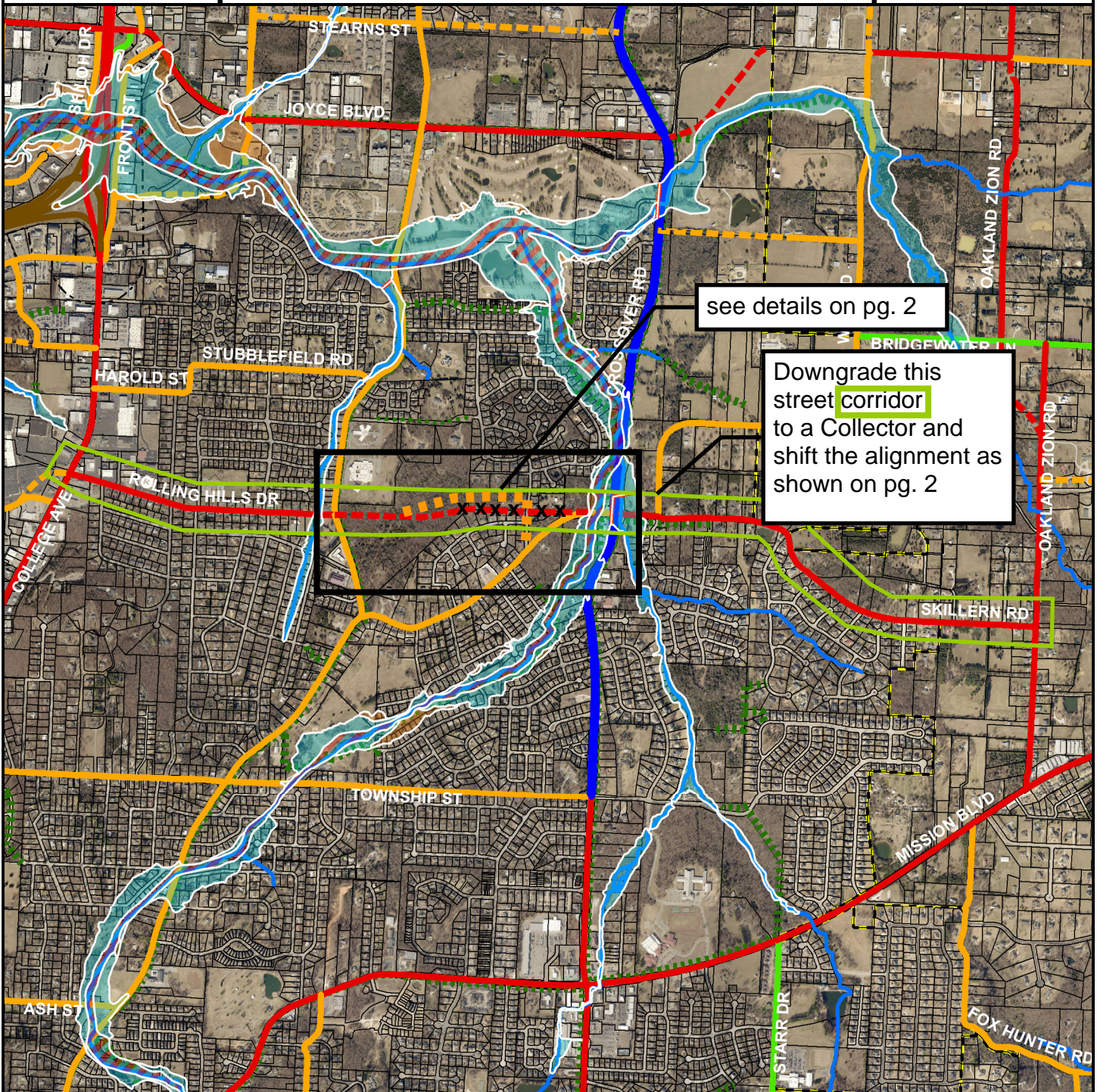
None

## **Attachments:**

- Proposed Master Street Plan Amendment (2 pages)
- Overview Map
- Draft Mobility Plan Chapter 5 (under separate cover)
- Public Comment (under separate cover)



# PROPOSED MASTER STREET PLAN AMENDMENT



## Streets Planned

## MSP Class

- COLLECTOR
- PRINCIPAL ARTERIAL

## Streets Existing

## MSP Class

- COLLECTOR
- FREEWAY/EXPRESSWAY

## MINOR ARTERIAL

## PRIN ARTERIAL PKWY

## PRINCIPAL ARTERIAL

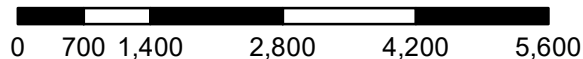
## Trail (Proposed)

## Planning Area

## Fayetteville City Limits

## Design Overlay District

Feet



1 inch = 2,024 feet

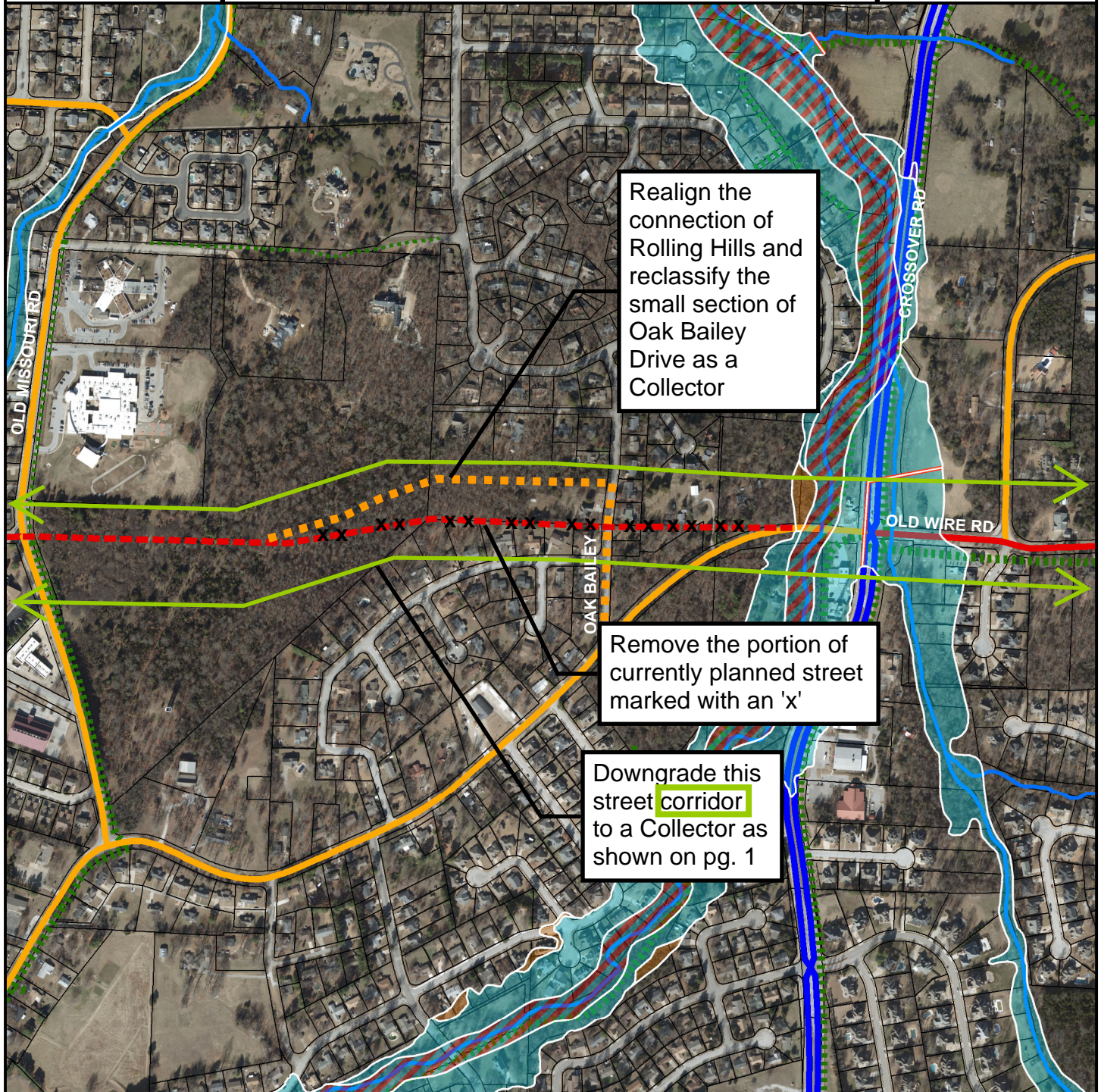
## FEMA Flood Hazard Data

100-Year Floodplain

Floodway



# PROPOSED MASTER STREET PLAN AMENDMENT

**Streets Planned****MSP Class**

PRINCIPAL ARTERIAL

**Streets Existing****MSP Class**

COLLECTOR

PRIN ARTERIAL PKWY

PRINCIPAL ARTERIAL

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet

0 245 490 980 1,470 1,960

1 inch = 667 feet

**FEMA Flood Hazard Data**

100-Year Floodplain

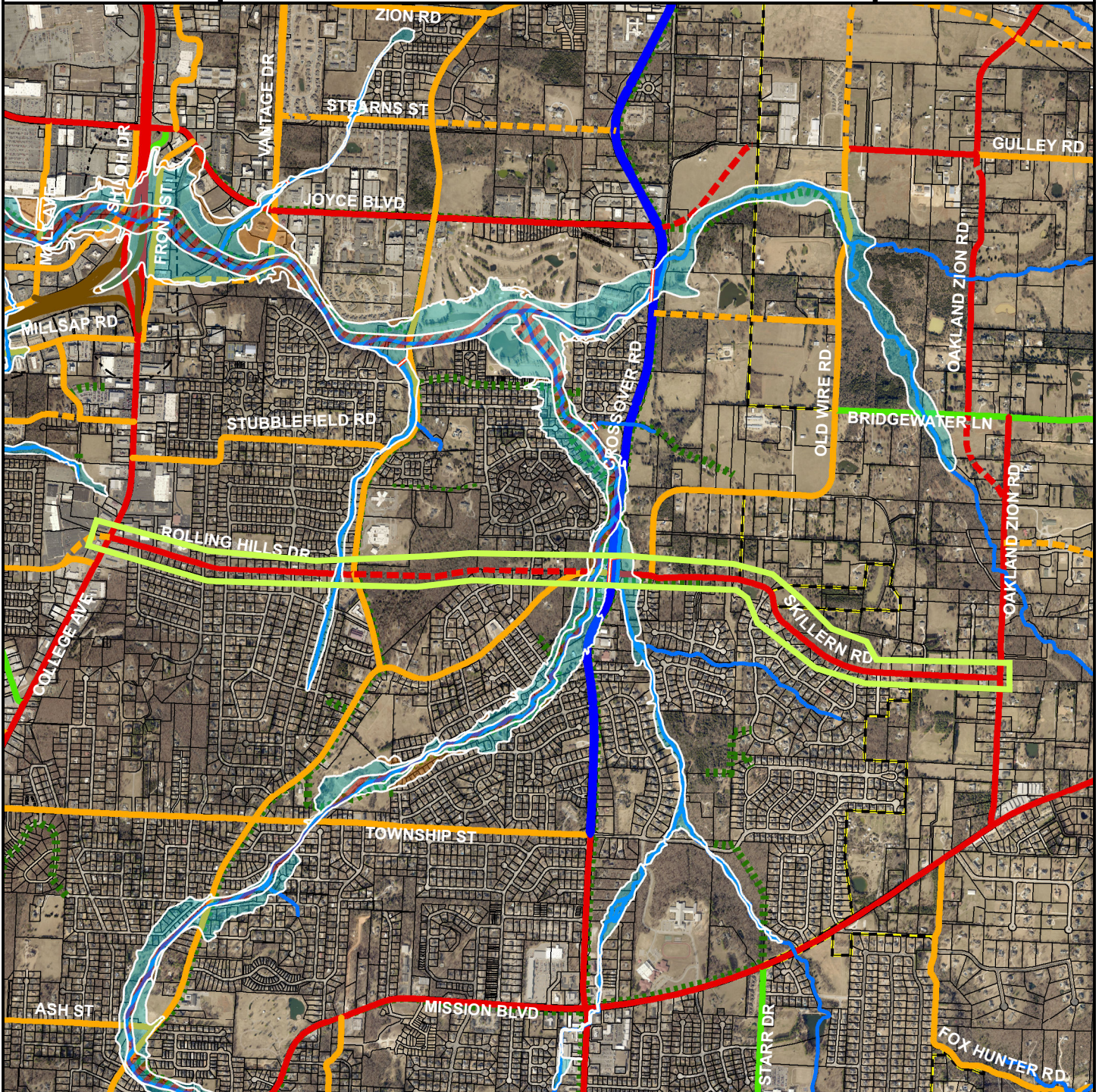
Floodway



ADM 18-6098

Current Land Use

# MASTER STREET PLAN AMENDMENT



## Streets Planned

### MSP Class

- COLLECTOR
- PRINCIPAL ARTERIAL
- - - PRINCIPAL ARTERIAL

### Streets Existing

#### MSP Class

- COLLECTOR
- FREEWAY/EXPRESSWAY

## MINOR ARTERIAL

### PRIN ARTERIAL PKWY

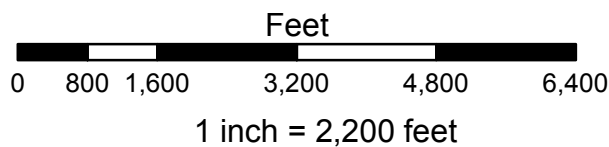
### PRINCIPAL ARTERIAL

### Trail (Proposed)

### Planning Area

### Fayetteville City Limits

### Design Overlay District



## FEMA Flood Hazard Data

■ 100-Year Floodplain

■ Floodway